



Planning Commission Meeting  
October 16, 2019 6:00PM

Tim Hauptert called the meeting to order at 6:00 p.m.

**PRESENT:** Mayor Cegelka, Tim Hauptert, Jeff Adie, Kel Billings, Scott McColl

**OTHERS PRESENT:** CBO Bob Rodic, Law Director Mark Marong, Engineer Mike Henry

**PUBLIC HEARING:**

**Public Hearing to discuss the request for approval of a variance to Zoning Code Chapter 1139.04 to permit a reduction of the front yard setback from 20'-0" to 8'-9" and a reduction of the rear yard setback from 5'-0" to 4'-0" by Village of Glenwillow/Midwest Railway Preservation Society, 29910 Pettibone Road.**

The Public Hearing opened at 6:00 p.m. There being no comments the Public Hearing closed at 6:01 p.m.

**Motion by Scott McColl seconded by Jeff Adie to approve the minutes of the August 21, 2019 Planning Commission Meeting.**

**Yeas—Mayor Cegelka, Adie, Billings, McColl**  
**Abstain-Hauptert**  
**4 yeas – 0 nays**  
**Motion carried**

**OLD BUSINESS:**

**None**

**NEW BUSINESS:**

Law Director Mark Marong reported; on the agenda this evening are three items related to the train depot move project. At the last Council meeting, Council passed an agreement with Midwest Preservation Society to move the train depot from the wheeling and Lake Erie property onto the Pettibone Road Park property. As part of the agreement, the Village will make a donation to Midwest Railway Preservation Society, and in return they will act as the lead in the project and handle all aspects of the project. The Village is now waiting on final approvals and final logistics relating to the project from Wheeling and Lake Erie and Midwest Railway Preservation Society. Until the Village has final approvals, the Law Director asked the Planning Commission to table the 3 items on the agenda this evening.

Law Director Mark Marong commented; as part of the project there will be a new foundation dug on Village property and the depot will be placed on the new foundation. Once the Village Building Official deems the depot structurally sound, the Village will purchase the depot for \$1.00 and take ownership. As part of the project, Midwest Railway Preservation Society will place train artifacts in the building. Earlier this evening, the ARB tabled the items relating to this project.

Jeff Adie questioned; in the event other expenses are incurred during the project, what would happen. Mark Marong commented; it would take a further action of Council to donate more money to the project. There has been in depth discussions with Midwest Railway Preservation Society regarding the project and they are very confident in the dollar amounts. Mayor Cegelka commented; moving the structure and the foundation costs are the two big items that are estimated along with flagging costs from the railroad. Structural Engineers from Lewin and Associates gave a report that it could be lifted. The support beams underneath are in good shape. The structure can be moved and set in a new location. Other costs down the road may be incurred such as replacing the windows and painting, but there are possible grants that could be applied for to help cover expenses.

Tim Hauptert questioned the timing of the move going into winter. If weather doesn't permit will the move be postponed until spring. Mike Henry commented; the foundation can be done in the winter, and as long a widow is open to start and continue with the move, the project will go forward.

**Motion by Jeff Adie seconded by Scott McColl to table grading and site restoration plan at 29930 Pettibone Road, a variance request to Zoning Code Chapter 1139.04 to permit a reduction of the front yard setback from 20'-0" to 8'-9" and a reduction of the rear yard setback from 5'-0" to 4'-0" and site and grading plan at 29910 Pettibone Road.**

**Yeas—Adie, Cegelka, Hauptert, Billings, McColl  
5 yeas – 0 nays**

Mayor Cegelka commented; if anyone would like to see the inside of the building, a site tour can be arranged.

There being no further business to come before the Planning Commission, motion by Jeff Adie seconded by Kel Billings to adjourn the meeting. Vote on the motion to adjourn was all yeas and no nays.

The meeting was adjourned at 6:17 p.m.

  
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Planning Commission

  
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Planning Commission Secretary-Lori A. Pepera